118.0	0005	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,200 / 701,200
					USE VALUE:	701,200 / 701,200
					ASSESSED:	701,200 / 701,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LILLEY MATTHEW & FELICITY
Owner 2:	
Owner 3:	
Street 1:	38 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROWN RUBEN E -
Owner 2:	SANDLAND JESSICA -
Street 1:	38 HANCOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Clapboard Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6078.000	278,700	900	421,600	701,200
Total Card	0.140	278,700	900	421,600	701,200
Total Parcel	0.140	278,700	900	421,600	701,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.04 /Parcel: 491.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76401

GIS Ref

GIS Ref

Insp Date 10/04/18

!9197!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0005-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,700	900	6,078.	421,600	701,200		Year end	12/23/2021
2021	101	FV	269,500	900	6,078.	421,600	692,000		Year End Roll	12/10/2020
2020	101	FV	269,500	900	6,078.	421,600	692,000	692,000	Year End Roll	12/18/2019
2019	101	FV	218,100	1000	6,078.	415,600	634,700	634,700	Year End Roll	1/3/2019
2018	101	FV	217,700	1000	6,078.	319,200	537,900	537,900	Year End Roll	12/20/2017
2017	101	FV	217,700	1000	6,078.	301,200	519,900	519,900	Year End Roll	1/3/2017
2016	101	FV	200,900	1000	6,078.	277,100	479,000	479,000	Year End	1/4/2016
2015	101	FV	188,500	1000	6,078.	259,000	448,500	448,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:38:37

LAST REV

Date	Time
10/09/18	10:11:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9197

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN RUBEN E,	67720-558		7/29/2016		576,000	No	No		
RYAN BERNARD C	38630-355		4/1/2003		395,000	No	No		
CHURCH CHARLES	35426-255		5/7/2002		345,000	No	No		
BLACK LAWRENCE	25983-187		1/19/1996		222,500	No	No		Y

USER DEFINED

Prior Id # 1:	76401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1486	Re-Roof	5,500					
9/9/2015	1290	Alterati	30,000		9/9/2015			Rebuild existing d

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
3/21/2017	SQ Returned	MM	Mary M
3/3/2009	Measured	372	PATRIOT
7/26/2003	MLS	MM	Mary M
2/15/2000	Measured	270	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6078		Sq. Ft.	Site		0	70.	0.99	6									421,639						421,600	

Total AC/HA:	0.13953	Total SF/SM:	6078	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,639	Spl Credit		Total:	421,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	90502
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342407
Depreciation:	63688
Depreciated Total:	278720

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

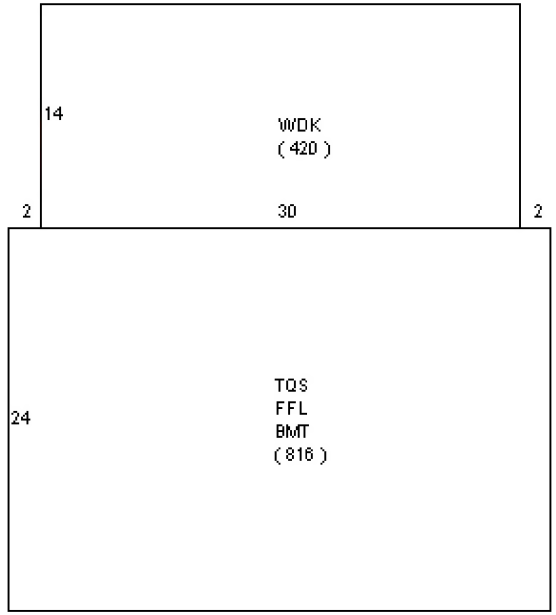
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	104.62
Final Total:	278700	Val/Su SzAd	195.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	44.550	36,349
FFL	First Floor	816	148.490	121,164
TQS	3/4 Story	612	148.490	90,873
WDK	Deck	420	8.380	3,520

Net Sketched Area:	2,664		Total:		251,906
Size Ad	1428	Gross Area	2868	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0005-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X16	A	AV	1970	6.89	T	39.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900